



2017 00091054

Bk: 49064 Pg: 230 Page: 1 of 2
Recorded: 10/19/2017 10:10 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 10/19/2017 10:10 AM
Ctrl# 107646 10150 Doc# 00091054
Fee: \$829.92 Cons: \$182,000.00

CANCELLED

QUITCLAIM DEED

I, **EDWARD J. GOSSON**, of Middleboro, Massachusetts,

for consideration paid and in full consideration of **ONE HUNDRED EIGHTY-TWO THOUSAND AND 00/100 DOLLARS (\$182,000.00)**,

grant to **STEVEN M. FRAZIER**, Individually, of 3 Fairview Street, Middleboro, Plymouth County, Massachusetts,

with **QUITCLAIM COVENANTS**,

The land with the buildings thereon situated in Middleborough, Plymouth County, Massachusetts and shown as Lot 1 on a plan entitled "Plan of Land Fairview and Wareham Streets Middleborough, Massachusetts October 6, 1992 20 feet to an inch William L. Phinney Registered Land Surveyor Middleborough, Massachusetts Owner: Joseph A. and Phyllis A. Gosson 74 Wareham Street Middleborough, Massachusetts" duly recorded at Plymouth County Registry of Deeds as Plan #635 of 1992 and bounded and described according to said plan as follows:

Beginning at a point in the Westerly sideline of Fairview Street at a common corner with Lot 2 as shown on said plan, marking the Easterly corner of the herein described premises;

thence North 61° 58' 00" West, a distance of 96.79 feet, along said Lot 2 to a point in line of land shown as belonging to Richard P. and Christine A. Goyette;

thence South 28° 48' 00" West, a distance of 110.01 feet, along said Goyette land to a point in the Northerly side of Locust Street, a private way as shown on said plan;

thence South 61° 58' 00" East, a distance of 98.26 feet, by said Locust Street to a point in said Westerly sideline of Fairview Street;

thence North 28° 02' 00" East, a distance of 110.00 feet, along said Fairview Street to the point of beginning.

Containing 10,727 square feet.

Subject to and with the benefit of any and all rights, rights of way, easements, appurtenances, reservations, restrictions and layouts, and takings of record, insofar as they are in force and applicable.

Property Address: 3 Fairview Street, Middleboro, MA

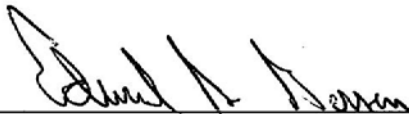
100

Meaning and intending to convey all of the premises and subject to all matters set forth in a Deed recorded with the Plymouth County Registry of Deeds in Book 11569, Page 271, which is the source of the Grantor's title.

Grantor hereby releases any rights of homestead it may have in the property being conveyed herein and further state under the pains and penalties of perjury that no current or former spouse, civil partner or third party has a right to claim an estate of homestead in the property being conveyed herein.

Property address: 3 Fairview Street, Middleboro, MA

WITNESS my hand and seal this 19th day of October, 2017.

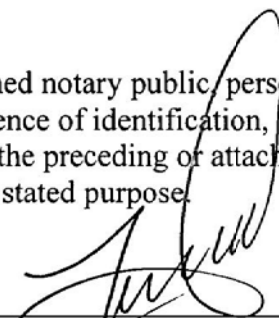


Edward J. Gosson

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 19th day of October, 2017, before me, the undersigned notary public, personally appeared **Edward J. Gosson**, proved to me through satisfactory evidence of identification, which was a Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public: Frederick C. Grosser
My commission expires: 11/04/2022

